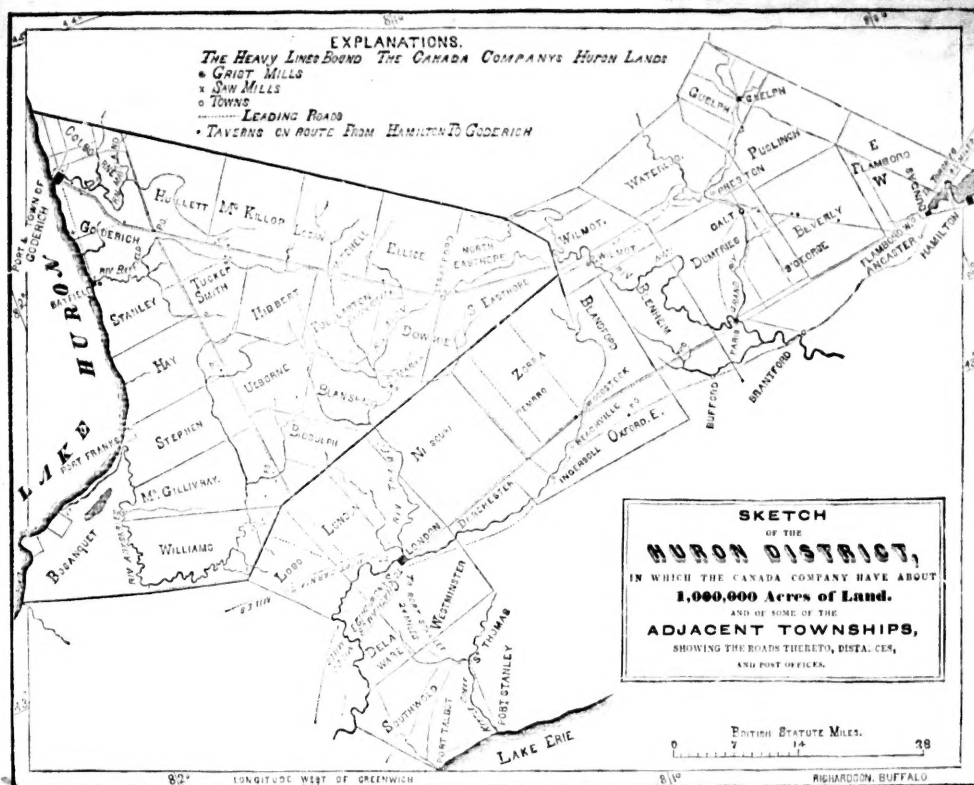




LANDS IN THE HURON DISTRICT.

THE following Replies to the usual Enquiries of Emigrants about to purchase Lands in the Huron District, have been kindly furnished to the Commissioners of the Canada Company by Dr. DUNLOP, who represents that County in the Legislative Assembly of Canada, and is the well-known author of "The Backwoodsman," and other Communications, setting forth the advantages which Canada West, and more especially the Canada Company's Lands in the Huron District, offer to the industrious Settler.

Company's Lands—Facilities of Communication with other parts—Roads—Grist and Saw Mills, &c.

The District of Huron, of which by far the greater part is the property of THE CANADA COMPANY, is a triangle, slightly irregular, the base of which, 60 miles in length, rests on Lake Huron, and the apex, which is about 54 miles distant from the Lake, on the District of Wellington. On the south it is bounded by the London and Western Districts, and on the north by unsurveyed Lands of the Crown. It is intersected from east to west by a Turnpiked Road, which, at a distance of 96 miles, connects Lake Huron at Goderich with Lake Ontario at Durand. The part of this Road within the Huron District, and constructed by the Canada Company, is about 58 miles in length. It is also crossed from north to south by another Turnpiked Road, 33 miles of which is within the District of Huron, which communicates with Lake Erie through London and St. Thomas. These are the great leading arteries of communication into which the Concessions and Side Roads fall, more or less well opened, according to the number of the settlers, who may be planted along them.

But another great means of communication is through Lake Huron to Lake Erie, and so down through the line of navigation now cut, or about to be cut to the ocean. The Harbour of Goderich is already capable of containing any vessels that can navigate these Lakes. Another, upon a smaller scale, is proposed to be erected 10 miles to the north of Goderich at Port Albert. A similar one is proposed to be erected on the Bayfield, 13 miles to the south of Goderich. The Sables at present forms a good harbour at times, but not being guarded by piers, is liable to be filled up by a bar at the mouth, after heavy gales from the north-west.

The whole District is well furnished with good Grist Mills, at such distances from each other as to render communication with them easy. Saw Mills are abundant, and an unlimited number more might be set a-going when the necessities of the population require it, as there is abundance of water power in every part of the District.

Price of Land—Cost of Clearing—Price of Produce, &c.

The price of Land necessarily varies, but more according to situation than quality. Lots, in the immediate neighbourhood of a Town or Village, the main Road, or the Lake, bring a much higher price than those at a distance, and this is necessarily advantageous to the older settlers, as after a time they can sell their Land and Improvements for a much

greater sum than they cost. But this advantage is progressive, as the new settler, in the course of a few years, will be placed in the same relative position with respect to what he was when he first settled as the old settler is at present. The principle, upon which both the Crown and Company sell their Lands, is the homely one of "first come, first served;" and it would be well, therefore, for new settler, to choose the richest and best Lands, irrespective of adventitious advantages, which the course of events will necessarily bring round. The cost of Wild Lands varies from six to 15s. per Acre. Clearing can be done at from £4 to £5; but, were a man to manufacture his ashes into pot-ashes or black salts, it would nearly pay for the cost of clearing, as all the timber nearly in the District is adapted to this manufacture.

There is nothing more variable than the price of agricultural produce. In different years and under different circumstances it often varies several hundreds per cent.; and even in the same year, from circumstances, of which we have no previous knowledge, and, if we had, over which we can have no control, will make a difference of 100 per cent., or more. This has been fully exemplified in the District of Huron. Some years ago, when the crops in the United States failed, people came to our barn doors and bought wheat greedily at 7s. 6d. per bushel. Last winter, when there was no demand either in the States or in Britain, the best wheat was sold for distillation at 2s. per bushel. Now, in the month of July, it has risen to 3s. 9d. per bushel; and if, as is very probable, the stock is small, and the harvest late, it may rise to 5s. before the new crop comes in. Every other grain is in the same predicament. Barley sold last winter for precisely the same price as wheat, the reason being that but a small quantity was grown, and the brewers had to purchase it, cost what it might. Under these circumstances, it is quite impossible to strike an average; but, having given the highest and the lowest prices, any body may strike a mean.

Average yield of Crops, &c.

In all Estimates of the amount of grain produced in new Land, it must be borne in mind that the stumps and the spaces occupied round them take up nearly one-fifth of the whole field, and therefore an estimate of the fertility of such Land must be made at 20 per cent. less than it afterwards will be when these stumps are decayed, provided in the mean time that the farm is judiciously worked, and not exhausted. At present the produce of wheat may be from 18 to 24 bushels; of barley, about 40; oats, rather more; potatoes, 300 to 350 bushels. But this last is a crop which can be cultivated to infinitely greater advantage, and will yield a much greater return, when the stumps are exterminated, than when they are present, because in the former place the plough can be substituted for manual labour in the planting, the dressing, and the digging of them; and the regularity with which these operations can be performed may make a difference of nearly one-third in the produce.

Cost of Houses, Buildings, Furniture, Cattle and other Stock, &c.

The common Log Hut of 24 ft. by 18, properly shingled, and having two floors and two windows, may be erected for about £14; provided always, which is universally the case, that the neighbours assist at the raising. Frame Houses will cost about 20 per cent. more, that is to say, if you will be satisfied with an unplastered and merely pointed Frame House, and that before you build it you get the lumber required for it cut to order, so that there shall be no waste. The difference between building a Frame House, a Log House, a Stone House, or a Brick House, is very trifling, if you finish them all equally well. The flooring, the roofing, the windows, the doors, the lathing and the plastering, are the same in all, and these are the most expensive items in building; but £14 will cover the expense of a Log Hut, such as I have mentioned, with a brick-backed clay chimney, and a cellar in the centre, the boards laid rough, and the walls pointed first with clay and afterwards with lime. Other houses will be more or less expensive according to the price of lumber on the spot, and that is always estimated by the builder previously to commencing.

Common Furniture, such as can be made by an ordinary carpenter, can vary but little throughout the Province, as his wages vary but little in any part of it, and lumber is so small an item in the expense of its construction, that its being a few shillings higher or lower per thousand feet, can make no difference worth counting upon; for the same reason, finer furniture of more expensive woods, made by cabinet makers, can vary as little.

A great depreciation has taken place in regard to Stock within the last three years. During the scarcity of fodder this winter, good cows were sold as low as £1 15s. Now the pasture is abundant £5 is demanded for a first-rate cow, and cows that have calved early, with their calves, have been sold as high as £6 10s.

Price of Provisions.

Provisions, of course, vary with the price of grain. This winter, as much wheat, say five bushels, as would give a barrel of flour (106 lbs.), paying the miller's toll, could have been had for 10s., the person sending it to the mill receiving in addition the bran and the shorts. At the present price of wheat the same quantity would cost 18s. 9d., and, if matters go on as I anticipate, it will be from 20s. to 25s. before the next crop comes to the mill. Pork, too, has varied very much in price. In the beginning of winter it sold as low as 10s. per cwt. It is now about 25s.

Price of Farming Implements.

Agricultural Implements are much the same as in other parts of the Province—a plough mounted costs about £2 5s. But if a settler wishes to have a good plough, let him buy the irons, which will cost £1 10s., and get a respectable carpenter to mount them, which he will do for 11s. 3d. Stationary thrashing machines, four horse power, cost about £35; portable, same power, about £40. But people who understand how to go about it, by getting the castings and irons, and having them mounted under their own eye, get both a better and a cheaper implement.

Climate.

The Winter in this country generally sets in about the beginning of December, and leaves us early in March. There are, however, exceptions to this rule. It last year (1842) set in on the 17th November, and didn't leave us till April. In 1837 it set in on the 10th January, and left us before the end of March. But, on a fair average, we may say that December, January, February, and March are winter months. The District is on a parallel with the old District of Gore, or what is called the Wellington and Gore Districts. But, being farther to the west, and under the lee of Lake Huron, it is generally earlier by a fortnight or three weeks than either of these, or the Home District.

Severe as the winters of Canada are, the summers are warmer than those of Britain, and may be considered about equal to those of the south of France, and the banks of the Mediterranean. Cucumbers, melons, tomatoes, and capsicums, come to perfection without the aid of glass, as do grapes, apricots and peaches. These are grown easily in the Huron District.

The whole country is high, being about 720 feet above the level of the sea. There is a natural drainage, therefore, towards the Lakes on every side;—the result is, that it is particularly healthy. Ague and the bilious remittent fever are here unknown, and disease of every kind is very uncommon, to the great regret of the medical faculty.

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Farmers' occupation during Winter.

During the winter the industrious farmer will have sufficient employment. His stalled cattle require considerable attention, and his crops are then carried to market on the snow; and if he has been provident enough to underbrush before the snow falls, his time can be profitably employed in clearing more land.

Wages.

The County of Huron being the most recently settled in Canada, wages for several years were necessarily high. From 12 to 13 dollars, was formerly the price per month, with bed, board and washing, demanded by agricultural labourers; 11 dollars per month is now the maximum, and 10 is much the more common rate.

Taxes.

The Taxes all over the Province are exceedingly light. In fact, in the British sense of the word, it may be said there are no taxes at all; for the small imposts go entirely to the administration of justice within the District, which is to a great extent paid by the General Government, and to the maintenance of roads and bridges: for a farm which, with its buildings, implements, and large stock of cattle, may be valued at upwards of £3,000, my assessed taxes rarely exceed 30s.

Offices Settlers liable to serve.

The Township Offices of Canada, which settlers are liable to serve, are similar to the parish offices in England. But there are many of these offices to which are attached small fees, which compensate for the loss of time they occasion. The constable, the assessor, the collector, and the pound keeper, as well as several others, are in this situation. But, should a person dislike such an office, he can refuse to serve if re-elected to that, or elected to any other, after he has served a township office one year.

Schools.

Our Schools are at present in a very unsatisfactory state. A new Bill was introduced for the purpose of remedying the defects of the former Bill. But, having been drawn by men who had no practical knowledge of the state of the country, it found us bad, and has left us worse. Government, however, stands pledged to amend that bill, and it will be the fault of the representatives of the people if a good and efficient measure is not the result.

Wild Beasts.

With the exception of the wolf, we have no wild animal that gives any trouble to the settlers, except a fox occasionally stealing a fowl, or a mink (a species of the pole cat) murdering one and sucking its blood, can be dignified by that appellation. Cure, too, may prevent to a great extent the ravages of the wolf. If a farmer will take the trouble of penning up his sheep at night—and they will come to be penned without being driven—he rarely perpetrates mischief during the day, there being no swamps in our neighbourhood. We never see the bear; and the lynx, the panther and the catamount, have never been seen in the District.

Expenses of Transportation by the Navigable Waters, and afterwards by Land, to the Company's Settlements.

The rates of Passage by Steam-Boats are as follows:—

From Montreal to Toronto	Cabin	£3 10 0	Steerage	£1 10 0
" Montreal to Hamilton	"	3 15 0	"	1 12 6
" Toronto to Hamilton	"	0 5 0	"	0 2 6
" Kingston to Toronto	"	1 5 0	"	0 10 0
" Rochester to Toronto	"	1 0 0	"	0 10 0
" Lewiston to Toronto	"	0 10 0	"	0 5 0

And from thence to Goderich, via Galt and London, there are stages, the fares by which are about 3d. per mile—a waggon and pair of horses, for a load, 04½. per cwt. per mile, or from 12s. 6d. to 15s. per day.

Garbriid, Township of Colborne,
Huron District, 1st August, 1843.

W. DUNLOP.

* NOTE BY THE COMMISSIONERS OF THE CANADA COMPANY.—The Prices of the Company's Lands vary, according to their proximity to travelled roads, from 11s. 3d. to 14s. currency per acre; and they are disposed of at those prices, payable one-fifth of the purchase-money in cash, on taking up the land, and the balance by five equal annual instalments, with interest, or under a Lease at the following Rents:—

1s. 3d. per acre, 1st year | 10s. per acre, 2nd year | 1s. 7d. per acre, 3rd year | 1s. 9d. do. 4th year | 1s. 10d. do. 5th year | 1s. 11d. do. 6th year | 1s. 12d. do. 7th year | 1s. 13d. do. 8th year | 1s. 14d. do. 9th year | 1s. 15d. do. 10th year | 1s. 16d. do. 11th year | 1s. 17d. do. 12th year

The punctual payment of these Rents entitles the Lessee to a Deed in Fee simple for the Land, free of all charges. The Lessee is at liberty to convert his Lease into a Freehold at any period during its duration, by paying the Rents in advance. A discount or reduction, upon the Rents is allowed, to encourage him to do so.

At the commencement of next year, it is contemplated to make an alteration in this plan of disposing of the Huron Lands by way of Lease, and in lieu thereof to substitute the system in use for the Company's Crown Reserves, or scattered Lots, which has found great favour with Settlers generally throughout the Province. The following Extract from the Prospectus for those Lands will sufficiently explain the system referred to:—

"The Canada Company offer the Lands mentioned in this List, which are in Blocks containing from 3,000 to 9,000 acres each, situated in the Western District, and in scattered Lots containing from 50 to 800 acres each, situated in almost every Township in Canada West, on terms, it is believed, the most liberal and advantageous that have yet been made public. By this new plan, the COMPANY DISPOSES OF ITS LANDS, BY WAY OF LEASE, FOR A TERM OF TEN YEARS,—no money being required now,—the Rents payable annually being only equal to the interest upon the present upset value of the Lands,—thus for example: suppose 100 acres, being now worth 10s. per acre, is £25, the interest thereon is £2½, which latter sum, and no more, is the amount of Rent to be paid each year,—full power being reserved to the Settler to purchase the Freehold, and take his Deed for the Land he occupies, at any time during the Lease when most convenient to himself, at a fixed advance upon the present upset price, and of course thereby save all future payment of Rents. Assuming the value to be as above (10s. per acre), the advance required for the deed would be 1s. 3d. if paid within the first five years from date of Lease; or 1s. 6d. per acre, advance, if paid subsequently, and previous to the expiration of the Lease.

Upon 100 Acres, Upset Price being	per acre, the whole Yearly Rent would be	£	s.	d.	and no more.
10s.	10s.	10	0	0	
11s.	11s.	11	0	0	
12s.	12s.	12	0	0	
13s.	13s.	13	0	0	
14s.	14s.	14	0	0	
15s.	15s.	15	0	0	
16s.	16s.	16	0	0	
17s.	17s.	17	0	0	
18s.	18s.	18	0	0	
19s.	19s.	19	0	0	
20s.	20s.	20	0	0	
21s.	21s.	21	0	0	
22s.	22s.	22	0	0	
23s.	23s.	23	0	0	
24s.	24s.	24	0	0	
25s.	25s.	25	0	0	

Settlers' Savings Bank Account.

In order to afford every assistance to industrious and prudent Settlers, the CANADA COMPANY will receive any sum, no matter how small the amount may be, for which their Lessees may not have immediate want. ON DEPOSIT—allowing interest, at the rate of six per Cent. per Annum, for the same; but it is clearly understood, that the full amount, with interest accrued, shall at all times be at the disposal of the Settler, without notice. For this purpose the Company have opened an account, which is termed "Settlers' Provident or Savings Bank Account,"—thus affording to the prudent Settler every facility for accumulating sufficient money to purchase the Freehold of the Land which he leases, whenever he chooses to do so, within the term of Ten Years; but should he harvest or any other unforeseen misfortune visit him, he has always the amount deposited, with interest accrued, at his disposal to meet them.

Extract from the Canada Company's last Prospectus for the Huron Lands.

LANDS IN CANADA WEST, (LATE UPPER CANADA.)

THE ATTENTION OF
EMIGRANTS, OLD SETTLERS AND OTHERS,

IS INVITED BY

THE CANADA COMPANY,

**To the HURON DISTRICT, containing about
ONE MILLION ACRES OF LAND, IN ONE BLOCK;**

Extending Westward from the Gore and Wellington Districts, to the Shores of Lake Huron, which bounds it for Sixty Miles.

THE Land in the HURON DISTRICT is of the finest character, and of the description best adapted to the cultivation of WHEAT. This District possesses advantages which render it peculiarly eligible to every class of Settler: scarcely a bad Farm is to be found upon it: it is well watered by living Streams, and the climate is most healthy. The principal part is Goderich, the District Town, which has a population of about 900: there are here many good Stores or Shops, Mechanics, a considerable Grist-Mill, a Fulling and Carding Mill, places of Religious Worship, resident Clergymen, good Schools, where the higher branches of the Classics are taught, &c. &c. &c.

The Harbour of Goderich, situated at the confluence of the River Maitland with Lake Huron, is a safe and commodious one, and capable of admitting any vessel navigating Lakes Ontario, Erie and Huron; and when the Works now in progress for the improvement of the Navigation of the St. Lawrence are completed, Produce may be shipped from Goderich to Quebec in vessels capable of navigating the ocean.

THE HURON DISTRICT is intersected by good Roads in various directions. There are two great leading Roads;—one extending Eastward, towards Hamilton, at the head of Lake Ontario, about sixty miles; the other Southerly, towards London, about forty-seven miles, where it will be met by the Plank Road between Hamilton and Port Sarnia, now in progress.

This District is admirably situated for securing the future prosperity of the Settler, from the advantages it possesses over more inland situations, through its Water communication with the ocean, as Produce can be conveyed from Goderich to Montreal and Quebec for nearly the same charge as from places within thirty or forty miles land carriage of the shipping ports at the foot of Lake Ontario.

The population of the HURON TRACT, according to the Provincial Return for last year, was nine thousand one hundred and seventy-seven,—showing an increase, within twelve months, of about two thousand two hundred souls,—of whom it is known one thousand two hundred emigrated and settled in the HURON DISTRICT at the recommendation of their friends who had preceded them, and were pleased with the country, its soil and advantages; and seven hundred and fifty had moved in from other parts of the Province, where in all probability they would have remained, but for the superior advantages to be found in the HURON DISTRICT, and owing to the great inducements offered under the Company's liberal Terms, which require NO MONEY TO BE PAID DOWN.

To the British Emigrant this DISTRICT possesses peculiar attractions, since the population is almost exclusively British; and an Emigrant from Great Britain or Ireland can hardly fail of meeting old neighbours already established in some part of the DISTRICT; and the result of a natural feeling on the part of persons emigrating is, that certain localities in this manner have here assumed a national character,—one old neighbour or countryman inducing another to follow him; and thus are found in the HURON DISTRICT, Settlements in which Highlanders, Lowland Scotch, English and Irish, each prevail: there is also a flourishing German Settlement.

One great inducement which the HURON DISTRICT holds out to old Settlers, is the manufacture of POTASH, for which no land in the Province is so well adapted, as it is entirely timbered with the best kinds of HARD WOOD.

TABLE of DISTANCES

From HAMILTON to GODERICH; which journey may be accomplished in from three to four days, resting at night.

Via WILMOT.		Miles	Via LONDON.		Miles.
Hamilton to Dundas,		8	Hamilton to Brantford,		26
" " Preston,		17	" " Oxford,		50
" " Hayesville or Jonesborough, in Wilmot,		17	" " London,		50
" " Stratford, in Easthope,		17	" " Goderich,		50
" " Mitchell, in Logan,		12½			
" " Goderich,		38			
		101½			145
Wagon Hire, with pair of Horses, carrying 18 cwt., per day,					15s. 6d.
Do. Oxen, do. do.					7s. 6d.
Stage Hire, for Passengers, about, per mile, each,					3d.

☞ The centre of the HURON DISTRICT is ninety miles South from the new Government Settlement in Owen's Bay. The HURON DISTRICT is forty-seven miles from Hamilton, at the head of Lake Ontario, and is twelve miles from London. Steamers ply daily from Lewiston and Niagara to Hamilton and Toronto—forty miles: and the distance by rail-way from Buffalo to Lewiston is twenty miles. There are also steamers constantly passing from Rochester and Oswego to Toronto and Hamilton.

☞ The CANADA COMPANY have also about ONE MILLION OF ACRES OF LAND, in blocks containing from Three Thousand to Nine Thousand acres each, in the WESTERN DISTRICT, and in One and Two Hundred acre Lots scattered throughout almost every Township in CANADA WEST.

☞ Every information, and LISTS OF LANDS, may be obtained, free of charge, by applying (if by letter, Post-paid) to either of the COMPANY'S OFFICES; or to RICHARD BIRDBALL, Esq., Asphodel, Colborne District, Canada West.

CANADA COMPANY'S OFFICES,
Frederick-Street, Toronto, and Goderich, 1st May, 1843. }